

# Local Market Update – April 2022

A Research Tool Provided by Central Virginia Regional MLS.



## MLS Area 20

20-Richmond

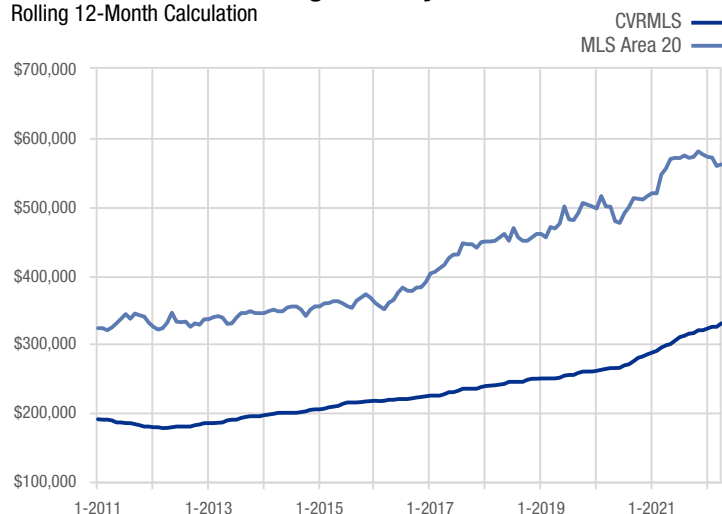
Single Family	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	41	51	+ 24.4%	120	131	+ 9.2%
Pending Sales	37	56	+ 51.4%	111	116	+ 4.5%
Closed Sales	30	27	- 10.0%	100	79	- 21.0%
Days on Market Until Sale	11	9	- 18.2%	19	11	- 42.1%
Median Sales Price*	\$603,025	\$625,000	+ 3.6%	\$605,000	\$592,575	- 2.1%
Average Sales Price*	\$650,352	\$804,870	+ 23.8%	\$654,994	\$822,477	+ 25.6%
Percent of Original List Price Received*	105.1%	117.0%	+ 11.3%	103.2%	112.1%	+ 8.6%
Inventory of Homes for Sale	21	20	- 4.8%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

Condo/Town	April			Year to Date		
Key Metrics	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	5	5	0.0%	26	17	- 34.6%
Pending Sales	4	5	+ 25.0%	24	17	- 29.2%
Closed Sales	6	3	- 50.0%	21	18	- 14.3%
Days on Market Until Sale	7	3	- 57.1%	25	24	- 4.0%
Median Sales Price*	\$248,575	\$275,000	+ 10.6%	\$248,800	\$278,000	+ 11.7%
Average Sales Price*	\$246,192	\$276,667	+ 12.4%	\$332,738	\$374,011	+ 12.4%
Percent of Original List Price Received*	102.0%	106.7%	+ 4.6%	101.0%	100.8%	- 0.2%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.0	0.4	- 60.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

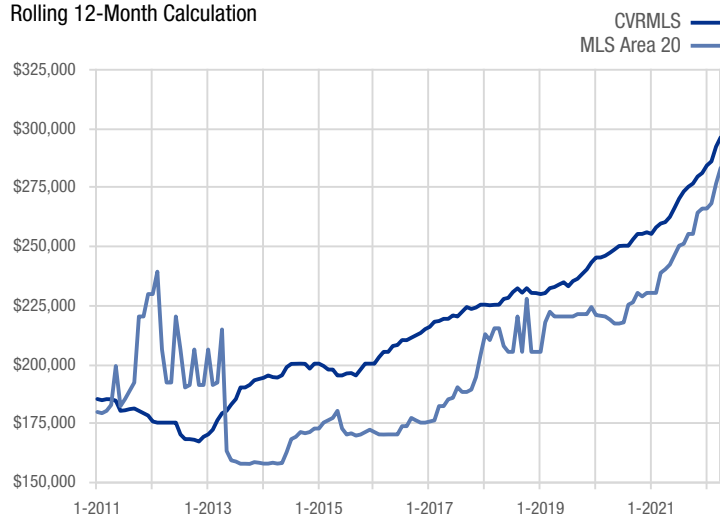
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Condo/Town

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.